4702887

SHORT PLAT 1227-00

IN SE 1/4 SECTION 27, T.27N., R.41E., W.M.
SPOKANE COUNTY, WASHINGTON

4702887
BK 18
PG 3

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MARION G. BOND, HER HEIRS ASSIGNS, AND SUCCESSORS, DREW A. BOND AND CAROL A. BOND, HUSBAND AND WIFE, HAVE CAUSED TO BE PLATTED INTO TRACTS, THE LAND SHOWN HEREON AS SHORT PLAT #1227-00 AND FURTHER DESCRIBED AS FOLLOWS;

A Portion of Govt. Lot 5 and the SE 1/4 of Section 27, T.27N., R.41E., W.M Spokane County, Washington more particularly described as follows;
Commencing at the SE Corner of the SW 1/4 of the SE 1/4 of said Section 27; thence; N00°50'17"W, along the East line of said SW 1/4, SE 1/4 a distance of 780.65' to a 5/8" iron Pin and the true Point of Beginning for this Description, thence; N89°41'50"W a distance of 131.81' to a 1/2" Iron Pipe thence; N00°48'42"W a distance of 462.07' to a on 1/2" Iron Pipe, thence; N25°54'57"W a distance of 125.312' to a post, thence; N46°39'13"E a distance of 250.28' to on 3/8" Iron Pin, which is 100' South of the North line of the NW 1/4 SE 1/4 of said Section 27, thence; N89°00'55"E, along said parallel line, a distance of 478.21' to a point on the East line of said NW 1/4 SE 1/4, thence; S00°50'17"E, along said East line, a distance of 713.37' to a point near the present Legal High Water line of Long Lake, thence; along said High Water Line the following chords S23°53'42"E a distance of 146.55' to an 5/8" Iron Pin, thence; S27°45'40"E a distance of 492.00' to an Iron Pin, thence leaving said High Water Line, S49°27'00"W a distance of 365.85' to an Iron Pin on the East line of said SW 1/4 SE 1/4, thence; S00°50'17"E, along said line, a distance of 247.77' to the Point of Beginning
Contains 719866 square feet or 16.526 acres more or less.
Subject to the RESTRICTIVE COVENANTS as filed in Vol.1120, Pg. 532 Inst. #8206220211

BE IT FURTHER KNOWN THAT;

(1) An Easement (shown hereon) for ingress, egress and utilities over a strip of land 40 feet wide, the Westerly line of said Easement described as follows:

Commencing at the SE corner of the SW 1/4 SE 1/4 of said Section 27; thence, S89°59'55"W, along the South line of said SW 1/4 SE 1/4 a distance of 304.03' to a point, thence N00°50'17"W a distance of 30.00' to a point on the Northerly Right of Way line of "Charles Road" and the SW corner of a tract of land conveyed to Drew A. Bond et ux et al by Deed recorded Feb. 26,1998 under Recording # 4335070 and the true Point of Beginning for this description; Thence continuing along said West line of said tract of Land, and the Westerly line of said 40' Wide Easement, the following courses N00°50'17"W, a distance of 1249.03' to a point, thence, leaving said West line of said tract of land, N32°29'10"E a distance of 188.49', more or less, to a point on the South Westerly line of a tract of Land conveyed to Rowland L. Bond et ux by Deed recorded April 9, 1968 under Recording # 692022A; and the terminus of the West line of said Easement; the East line of said Easement extends North Easterly to a point on the South Westerly line of said tract of land;

(2) SIDE YARD AND REAR YARD SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED UNLESS THESE SETBACKS ARE SPECIFICALLY DRAFTED ON THIS SHORT PLAT. THE SETBACKS INDICATED ON THIS PLAT MAY BE VARIED FROM IF PROPER ZONING APPROVALS ARE OBTAINED.

(3) AT THE TIME OF APPROVAL OF THE FINAL PLAT, THIS PROPERTY FELL UNDER THE JURISDICTION OF THE WASHINGTON STATE SHORELINE MANAGEMENT ACT, RCW 90.58, AND THE SPOKANE COUNTY SHORELINE PROGRAM, WAC 173-19-400. ANY DEVELOPMENT OF THIS PROPERTY SHALL ONLY PROCEED IN STRICT COMPLIANCE WITH THE SHORELINE ACT RULES AND REGULATIONS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

(4) ADDITIONAL INFORMATION IN THE FORM OF A GEO-HAZARD MITIGATION PLAN MAY BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS AS PER SECTION 11.20.070(C) OF THE SPOKANE COUNTY CRITICAL AREAS ORDINANCE.

(5) DEVELOPMENT WITHIN THIS SUBDIVISION SHALL CONFORM TO THE REQUIREMENTS OF NATIONAL FLOOD INSURANCE PROGRAM AND CHAPTER 3.20 OF THE SPOKANE COUNTY CODE. PURCHASERS OF THE PROPERTY WITHIN THIS SUBDIVISION ARE WARNED OF POSSIBLE FLOODING OR PONDING AND THE POTENTIAL REQUIREMENT TO PURCHASE FLOOD INSURANCE. THIS WARNING SHALL BE CARRIED IN EACH AND EVERY DEED DRAWN TO TRANSFER OWNER- SHIP OF ANY AND ALL PROPERTY WITHIN THE PLAT IN THE AREA OF SPECIAL FLOOD HAZARD.

(6) THAT IN CONSIDERATION OF MUTUAL BENEFITS NOW OR TO BE HEREAFTER DERIVED, DO FOR THEMSELVES, THEIR HEIRS, GRANTEES, ASSIGNS AND SUCCESSOR(S) IN INTEREST HEREBY REQUEST AND AUTHORIZE SPOKANE COUNTY TO INCLUDE THE ABOVE DESCRIBED PROPERTY IN A ROAD IMPROVEMENT DISTRICT (RID) AND TO SUPPORT THE FORMATION OF A ROAD IMPROVEMENT DISTRICT FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO PLACE THEIR NAME(S) ON A PETITION FOR THE FORMATION OF A ROAD IMPROVEMENT DISTRICT PURSUANT TO RCW 36.88.050, OR BY REQUESTING AND AUTHORIZING SPOKANE COUNTY TO CAST THEIR BALLOT IN FAVOR OF A RID BEING FORMED UNDER THE RESOLUTION METHOD PURSUANT TO RCW 36.88.030, AND/OR BY NOT FILING A PROTEST AGAINST THE FORMATION OF A RID BEING FORMED UNDER THE ALTERNATIVE RESOLUTION METHOD PROVIDED FOR IN RCW 36.88.065 AND CHAPTER 35.43 RCW.

(7) IF A RID IS PROPOSED FOR IMPROVEMENT OF THE ROAD(S) DESCRIBED BELOW, SAID OWNER(S) AND SUCCESSOR(S) FURTHER AGREE: (1) THAT THE IMPROVEMENTS OR CONSTRUCTION CONTEMPLATED WITHIN THE PROPOSED RID ARE FEASIBLE AND (2) THAT THE BENEFITS TO BE DERIVED FROM THE FORMATION OF THE RID BY THE PROPERTY INCLUDED THEREIN, TOGETHER WITH THE AMOUNT OF ANY COUNTY PARTICIPATION, EXCEEDS THE COST AND EXPENSE OF FORMATION OF THE RID AND (3) THAT THE PROPERTY WITHIN THE PROPOSED RID IS SUFFICIENTLY DEVELOPED, PROVIDED, THEMSELVES, THEIR HEIRS, GRANTEES, ASSIGNS AND SUCCESSOR(S) SHALL RETAIN THE RIGHT, AS AUTHORIZED UNDER RCW 36.88.090, TO OBJECT TO ANY ASSESSMENT(S) ON THE PROPERTY AS A RESULT OF THE IMPROVEMENTS CALLED FOR IN CONJUNCTION WITH THE FORMATION OF A RID BY EITHER THE PETITION OR RESOLUTION METHOD UNDER CHAPTER 36.88 RCW AND TO APPEAL TO THE SUPERIOR COURT THE DECISION OF THE BOARD OF COUNTY COMMISSIONERS CONFIRMING THE FINAL ASSESSMENT ROLL; PROVIDED FURTHER, IT IS RECOGNIZED THAT ACTUAL ASSESSMENTS MAY VARY FROM ASSESSMENT ESTIMATE SO LONG AS THEY DO NOT EXCEED A FIGURE EQUAL TO THE INCREASED TRUE AND FAIR VALUE IMPROVEMENT(S) ADD(S) TO THE PROPERTY.

IT IS FURTHER ACKNOWLEDGED AND AGREED THAT AT SUCH TIME AS A RID IS CREATED OR ANY COUNTY ROAD IMPROVEMENT PROJECT IS AUTHORIZED BY SPOKANE COUNTY, THE IMPROVEMENTS REQUIRED SHALL BE AT THE SOLE EXPENSE OF THE OWNER(S) OF PROPERTY WITHIN THE RID OR SERVED BY THE IMPROVEMENTS WITHOUT ANY MONETARY PARTICIPATION BY SPOKANE COUNTY.

THE RID WAIVER CONTAINED IN THIS AGREEMENT SHALL EXPIRE AFTER TEN (10) YEARS FROM THE DATE OF EXECUTION BELOW. THIS PROVISION IS APPLICABLE TO CHARLES ROAD WHICH PROVIDES PUBLIC ACCESS TO THE SHORT PLAT.

(8) SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS MAY BE AUTHORIZED. THE USE OF ALTERNATIVE SEWAGE SYSTEMS MAY BE REQUIRED.

(9) USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

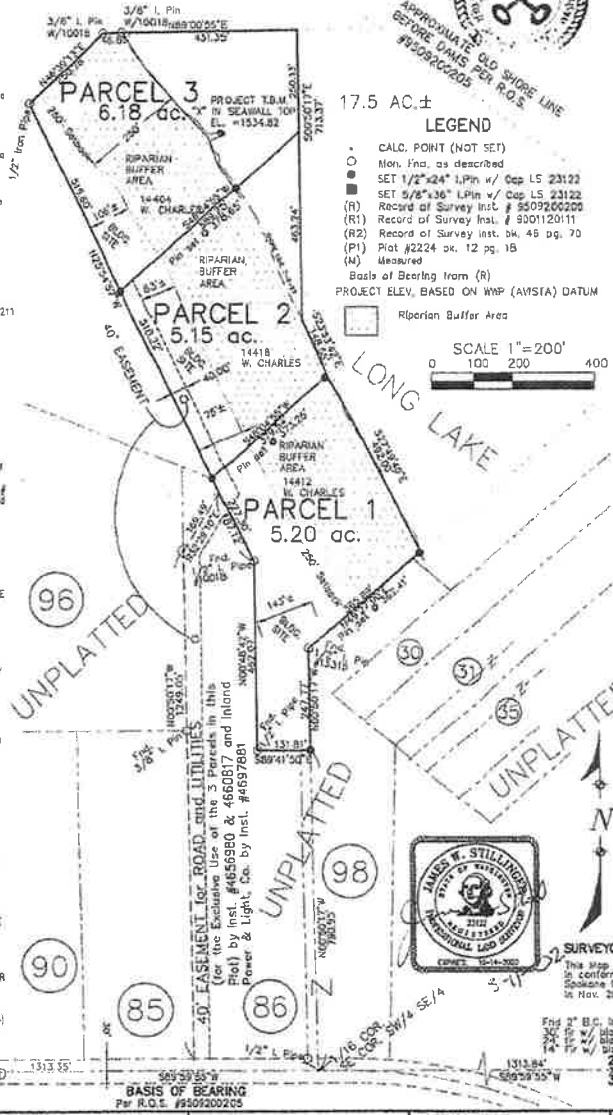
(10) THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, DIVISION OF BUILDING AND CODE ENFORCEMENT AND WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH TRACT PRIOR TO SALE OF EACH TRACT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.

(11) THE PROPERTY OWNERS WITHIN THIS PLAT SHALL BE HELD RESPONSIBLE FOR KEEPING OPEN AND MAINTAINING THE SURFACE PATH OF NATURAL OR MAN MADE DRAINAGE FLOW OVER AND ACROSS THEIR RESPECTIVE PROPERTIES. IF THE PROPERTY OWNER(S) FAIL TO MAINTAIN THE SURFACE PATH OF NATURAL OR MAN MADE DRAINAGE FLOW, OR THE DRAINAGE SWALE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PROPERTY OWNER(S). IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE PROPERTY OWNER.

THERE MAY EXIST PROPERTIES, LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION, WHICH PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. RUNOFF FROM NERBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOWMELT PERIODS OR WET SEASONS THE LOTS MAY BE SUBJECTED TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAN WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAVE DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO MAINTAIN EXISTING SURFACE PATHS OF RUNOFF THROUGH THEIR RESPECTIVE LOTS AND TO GRADE THE LOTS IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS, SO AS TO PREVENT PROPERTY DAMAGE.

ANY BUILDING THAT IS CONSTRUCTED ON A LOT IN THIS PLAT SHALL BE SET AT SUCH AN ELEVATION SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ANY DRAINAGE ENTRY POINT TO THE BUILDING (INCLUDING BUT NOT LIMITED TO A WINDOW WELL, A WINDOW UNPROTECTED BY A WINDOW WELL, OR A DOORWAY) SAID POSITIVE DRAINAGE SHALL CONSIST OF A MINIMUM SLOPE OF 3% AWAY FROM THE BUILDING FOR A DISTANCE OF AT LEAST 10 FEET FROM THE BUILDING. THE LOTS SHALL BE GRADED SO THAT EITHER (A) ALL RUNOFF IS ROUTED AWAY FROM THE BUILDING AND CONVEYED OVER THE LOT TO A NATURAL DRAINAGE SWALE OR APPROVED DRAINAGE FACILITY, OR (B) DRAINAGE INTERCEPTED ON THE LOT IS DISPOSED OF ON THE LOT IN AN APPROVED DRAINAGE FACILITY. THE APPROVED DRAINAGE FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANY APPLICABLE ACCEPTED PLANS ON FILE AT THE COUNTY ENGINEER'S OFFICE. ANY REVISIONS TO THE ACCEPTED DRAINAGE PLANS MUST BE ACCEPTED BY THE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID REVISIONS.

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS OR FLOODPLAIN AREAS WITHIN PRIVATE LOTS, NOR THE RESPONSIBILITY FOR ANY DAMAGE WHATEVER, INCLUDING, BUT NOT LIMITED TO, INVERSE CONDEMNATION TO ANY PROPERTIES DUE TO DEFICIENT CONSTRUCTION AND/OR MAINTENANCE OF DRAINAGE COURSES IN DRAINAGE EASEMENTS ON PRIVATE PROPERTY.



ATTORNEY-IN-FACT ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE
On this 11th day of MARCH 2002, before me, DREW A. BOND, who, being by me duly sworn (affirmed), did say that he is the attorney-in-fact of Marion G. Bond, and that said instrument was signed on behalf of said Marion G. Bond, by authority, and said Drew A. Bond acknowledged to me that he as such attorney-in-fact executed the same.

Notary Public
My Commission expires July 1, 2003

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE
On this 11th day of MARCH 2002, before me, a notary public in and for said State, personally appeared Drew A. Bond, and Carol A. Bond known to me to be the persons who executed the within and foregoing instrument and acknowledged the same to be their free and voluntary act and deed for the uses and purposes herein mentioned.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public
My Commission expires July 1, 2003

SURVEYOR'S CERTIFICATE

This Map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act and the Spokane County Subdivision Ordinance at the request of Marion Bond in Nov. 2001

James W. Stillinger, PLS
Certificate No. 23122

Fnd 2" B.C. in 6"φ Conc. Cy.
30' N w/ blaze 29'E, 43' (calc. bk.)
30' E w/ blaze N84°W, 52.2' (calc. bk.)
14" Fir w/ blaze S80°W, 14.7' (orig. bk.)
27/26
34/35

EQUIPMENT AND PROCEDURES

A 10" Total Station with a Sta. Dev. of 3mm and a PPM Prec. of 3 were used for measurements. Radial Procedures were used which normally produce accuracies better than 1:5,000

K.A. DURTSCHI & ASSOC., INC
LAND SURVEYING
P.O. BOX 700
9751 GOV'T. WAY, SUITE 5
HAYDEN LAKE, IDAHO 83835
JOB #2090 FILE: ACAD\2000\2090.DWG

SPOKANE COUNTY AUDITOR	SPOKANE COUNTY ENGINEER	SPOKANE REGIONAL HEALTH DISTRICT	SPOKANE COUNTY TREASURER	SPOKANE COUNTY DIVISION OF PLANNING	SPOKANE COUNTY ASSESSOR	SPOKANE COUNTY UTILITIES	SPOKANE COUNTY SHORT PLAT 1227-00
FILED FOR RECORD THIS 14th DAY OF March 2002 AT 8:54 A.M. IN BOOK 19 OF Short Plats AT PAGE 3 AT THE REQUEST OF Drew A & Carol A Bond & Marion G. Bond Dan Hayden SPOKANE COUNTY AUDITOR	EXAMINED AND APPROVED THIS 14th DAY OF March 2002 SPOKANE COUNTY ENGINEER	EXAMINED AND APPROVED THIS 11th DAY OF March 2002 SPOKANE REGIONAL HEALTH OFFICER	I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREON PLATTED LAND HAVE BEEN FULLY PAID THIS 19 DAY OF March 2002 Linda M. Weinreis SPOKANE COUNTY TREASURER BY DEPUTY	EXAMINED AND APPROVED THIS 12th DAY OF March 2002 SPOKANE COUNTY DIRECTOR OF PLANNING	EXAMINED AND APPROVED THIS 13th DAY OF March 2002 By Sadie Charlene Gray by M.E. Wells SPOKANE CO. ASSESSOR by DEPUTY	EXAMINED AND APPROVED THIS 11th DAY OF March 2002 SPOKANE COUNTY UTILITIES DIRECTOR	SE 1/4 S27 T27N R41E

18/3

Exhibit "B"

Case 2:19-cv-00323-RMP ECF No. 1-2 filed 09/20/19 PageID.28 Page 1 of 1